



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

TUESDAY, SEPTEMBER 3, 2019

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:
Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Jan Ferrell
Lisa James
Joseph Moticha
Robert Richards
Jonathan H. Ziegler

CITY COUNCIL LIAISON:
Jason Dominguez
PLANNING COMMISSION LIAISON:
Addison Thompson

STAFF:
Irma Unzueta, Design Review Supervisor
Erica Monson, Planning Technician
Mary Ternovskaya, Commission Secretary

NOTE TO APPLICANTS: Applicants are urged to access the Design Review Submittal Quick Reference Guide available at SantaBarbaraCA.gov/PlanningHandouts to view the *required* and suggested submittal items for each review level of a project.

PUBLIC HEARING PROCEDURE: The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. The Chair will announce when public testimony can be given for each item. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to SFDB Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to SFDBSecretary@SantaBarbaraCA.gov before 10 a.m. on the day of the meeting to ensure consideration by the Board. Please note that the Board may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 12 copies).

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/SFDB. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

PLANS & ADDITIONAL INFORMATION: If you have any questions or wish to review the plans, contact Erica Monson, SFDB Planning Technician, at (805) 564-5541 or email EMonson@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the SFDB Secretary at (805) 564-5470, ext. 3308. If possible, notification at

NOTE: Agenda schedule is subject to change as cancellations occur.

least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/SFDBVideos.

APPEALS: Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Board took action or rendered its decision.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY: State law, in certain circumstances, allows an architect, engineer, or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which he or she is seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted at the back of the David Gebhard Public Meeting Room and are available at the Community Development Department, 630 Garden Street.

LICENSING ADVISORY: The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See SFDB Guidelines 2.1.2A and 3.2.1C for specific information.

NOTICE: On Thursday, August 29, 2019, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/SFDB.

PLEASE BE ADVISED

The following advisories are generally also contained in the City's Single Family Design Board General Design Guidelines and Meeting Procedures ([SFDB Guidelines](#)). The specific SFDB Guideline number is listed after each advisory. Applicants are encouraged to review the full version of the SFDB Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will attempt to notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following SFDB agenda. (3.2.4)
- Substitution of plans is not allowed. If plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a Project Design Approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the Project Design Approval expiration date. (3.2.9) An SFDB approval does not constitute a Zoning clearance or a Building and Safety Permit.
- CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan

environmental findings remain applicable for the project.

NOTICE OF CASE NUMBER FORMAT CHANGE

The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."

GENERAL BUSINESS

A. Public Comment.

Any member of the public may address the Board for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

B. Approval of the minutes of the Single Family Design Board meeting of **August 19, 2019**.

C. Approval of the Consent Calendar of **August 26** and **September 3, 2019**.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

E. Subcommittee Reports.

(3:15PM) NEW ITEM: CONCEPT REVIEW

1. 641 N HOPE AVE

Assessor's Parcel Number: 057-113-007
Zone: COUNTY
Application Number: PLN2018-00345
Owner: Wendi Yau
Applicant: RRM Design Group
Engineer: RRM Design Group

(Proposal for a new six-lot subdivision for a future single-family residential development on a two-acre lot in the County of Santa Barbara. Project includes demolition of one existing single-unit residence, construction of a new public road, utility and infrastructure improvements, and 1,641 cubic yards of cut and 2,299 cubic yards of fill. No new residential structures are currently proposed.)

PLEASE NOTE: Item 1 postponed indefinitely for re-noticing.

(3:16PM) NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**2. 335 ALSTON RD**

Assessor's Parcel Number: 015-100-016
Zone: RS-25
Application Number: PLN2019-00388
Owner: Geoffrey W. and Margaret Marks Living Trust
Geoffrey Marks, Trustees
Applicant: Action Roofing

(Proposal to remove existing brown calshake shingles and replace with new dark bronze standing seam metal roof on an existing 1,918 square foot square foot one-story residence located in the Hillside Design District.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

(3:35PM) NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**3. 1512 HILLCREST RD**

Assessor's Parcel Number: 019-032-014
Zone: RS-1A
Application Number: PLN2019-00397
Owner: Matthias Pippig
Applicant: Ryan Hession

(Proposal to remove existing shingle roof and replace with new standing seam metal roof on an existing 2,020 square foot single-unit residence located in the Hillside Design District.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

(3:55PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**4. 419 E ARRELLAGA ST**

Assessor's Parcel Number: 027-202-017
Zone: R-M
Application Number: PLN2019-00286
Owner: Savannah Properties, LLC
Applicant: Savannah Chiavicci

(Proposal to convert 467 square feet of attic space to a new bedroom and bathroom on the second floor of an existing 1,758 square foot two-story single-unit residence. Project includes a new shed dormer, new windows, new split HVAC system, and new staircase to attic. The proposed total of 1,997 square feet of development on an existing 5,033 square foot lot is 91% of the guideline maximum floor-to-lot area ratio (FAR).)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on July 8, 2019.

(4:15PM) PROJECT DESIGN APPROVAL**5. 1126 HARBOR HILLS DR**

Assessor's Parcel Number: 035-313-004
Zone: RS-15
Application Number: PLN2019-00151
Owner: Mark Ashley
Applicant: Tom Ochsner

(Proposal for a 242 square foot addition to an existing 3,077 square foot existing single-unit residence with an attached 751 square foot three-car garage. The proposed project includes converting the existing garage to a 556 square foot two-car garage, a new covered patio area, and a new outdoor kitchen. The proposed total of 4,070 square feet on a 43,428 square foot lot in the Hillside Design District is 82% of the guideline maximum floor-to-lot area ratio.)

Project Design Approval is requested. Project requires Tier 3 Storm Water Management Program compliance prior to Final Approval. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on April 29, 2019.

(4:50PM) NEW ITEM: CONCEPT REVIEW**6. 153 RAMETTO RD**

Assessor's Parcel Number: 015-211-015
Zone: RS-25
Application Number: PLN2019-00381
Owner: Mina Morvai Schnitzer
Applicant: Bill Wolf

(Proposal for 1,441 square feet of additions to an existing, one-story, 2,339 square foot residence with an attached two-car garage. Project includes an interior remodel, new doors and windows, revisions to the existing patio, and demolition of the existing patio cover. The proposed total of 4,185 square feet of development on a 29,185 square foot lot in the Hillside Design District is 88% of guideline maximum floor-to-lot area ratio (FAR).)

No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

(5:20PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**7. 401 ORILLA DEL MAR DR**

Assessor's Parcel Number: 017-321-016
Zone: R-4/SD-3
Application Number: PLN2019-00199
Owner: Ray Fazendin
Applicant: Michelle McToldridge

(Proposal is to convert an existing 1,094 square foot duplex into a 2,165 square foot single-unit residence. The project includes a 34 square foot first floor addition, a new 1,022 square foot second story, and a new 440 square foot two-car attached garage. A proposed 375 square foot roof deck, new roofing, and site improvements are also included. The proposed total of 2,640 square feet on a 5,000 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 107% of the guideline maximum floor-to-lot area ratio (FAR).)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on June 10, 2019.

(5:50PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**8. 122 LOS ALAMOS**

Assessor's Parcel Number: 045-195-025
Zone: E-3/SD-3
Application Number: PLN2019-00069
Owner: Marjorie M. Saunders
Applicant: Paul Sicat

(Proposal for an 854 square foot, second floor addition, and alterations to an existing 1,901 square foot, one-story, single-unit residence with an attached 385 square foot garage. Project includes a new 541 square foot covered rear deck, replacement of doors and windows, a new balcony with wrought iron railing, and a new outdoor fireplace. Project will address violations in Zoning Information Report ZIR2010-00563. The proposed total of 3,140 square feet on an 8,368 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 96% of the maximum allowed floor-to-lot area ratio (FAR).)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on April 29, 2019.

SEE SEPARATE AGENDA FOR CONSENT ITEMS